



# Land Use Inventory – Duwamish MIC

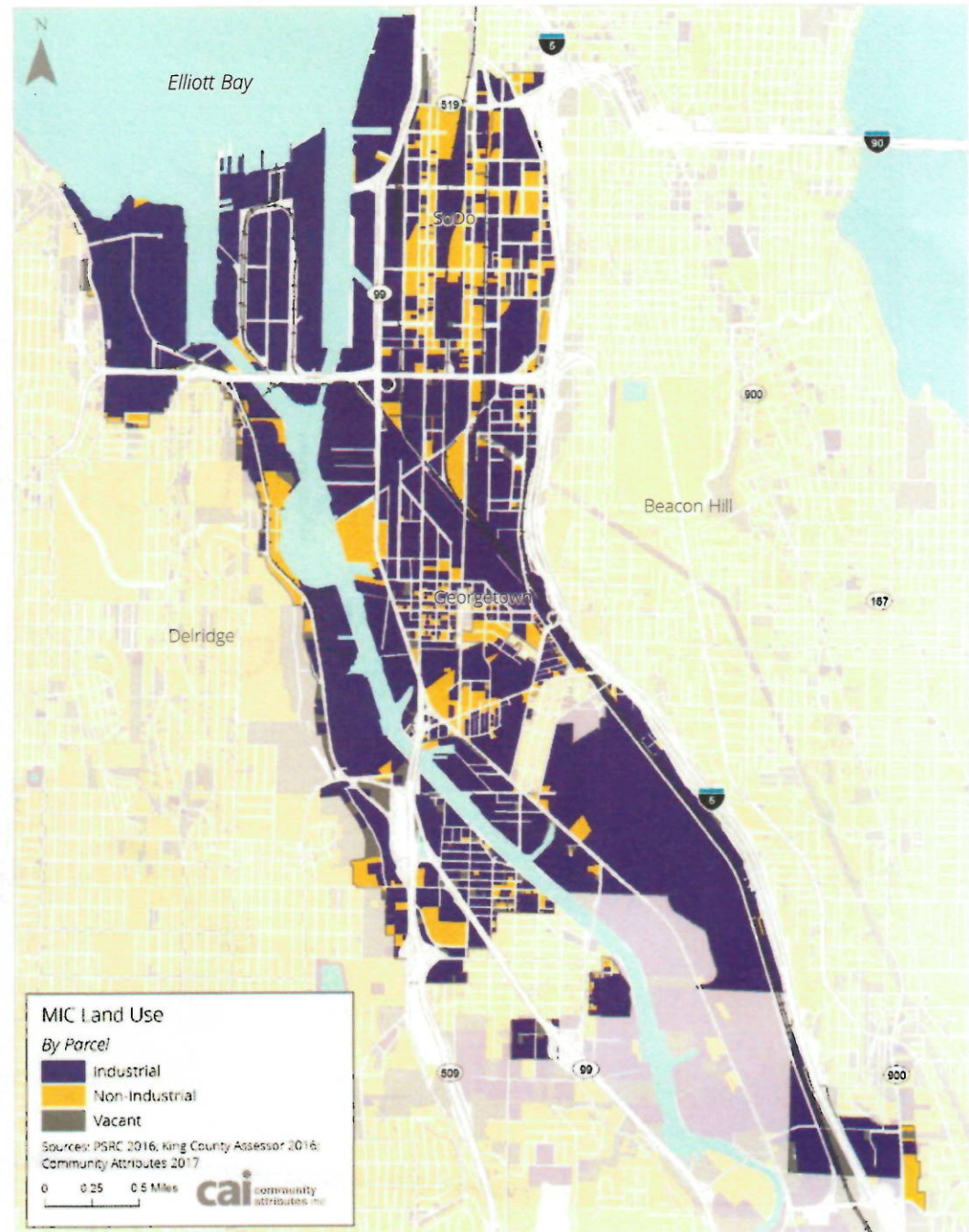
November 2017

# Duwamish Overview

The Duwamish MIC adjoins the south margin of Elliott Bay, includes Harbor Island, and extends about 5 miles southward, along the Duwamish River. At its southern end, the center includes about 2/3 of King County International Airport/Boeing Field, adjoining the North Tukwila MIC. The Duwamish MIC excludes the residential section of Georgetown.

The Duwamish center includes the Port of Seattle's marine shipping area, with deep water berths, wharfs, piers, shipyards, drydocks, container cranes, on-dock rail, container yards, cargo distribution and warehousing, oil and petroleum storage facilities, and major railroad yards. Pier 48 (the northern end of the MIC) is the southern terminus of the Alaska Marine Highway System, offering passenger and freight service between Seattle and southeast Alaska. Safeco Field is located at the north end of the center.

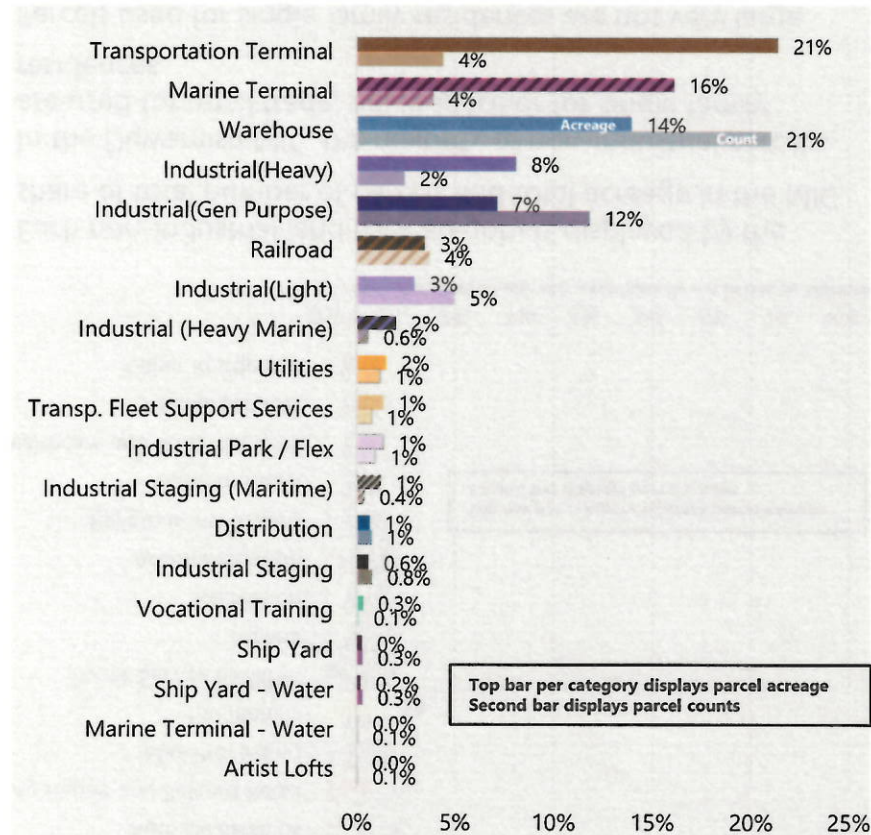
- The Duwamish MIC is much larger than the BINMIC in size, with a gross acreage of 4,178 acres, including rights of way.
- Transportation Terminals, Marine Terminals, and Warehouses are the predominant use of land.
- About 83 percent of the center's 4,120 total acres are in industrial use.
- Among industrial uses, maritime uses occupy 846 acres of land.
- 25% of land in the Duwamish is a railway or transportation terminal.
- 3.2% of land is vacant (with no improvements).
  - 5.1% of vacant land is in active use.
- Average parcel size is 2.1 acres, which is significantly larger than the average 1.1 acre size for the BINMIC.
- There are 143 parcels greater than 5 acres in size.
- 6% of parcels within the Duwamish are residential, taking up less than 1% of the total acreage.



# Duwamish Industrial Land Use

23

## Parcel Count and Acreage by Industrial Land Use



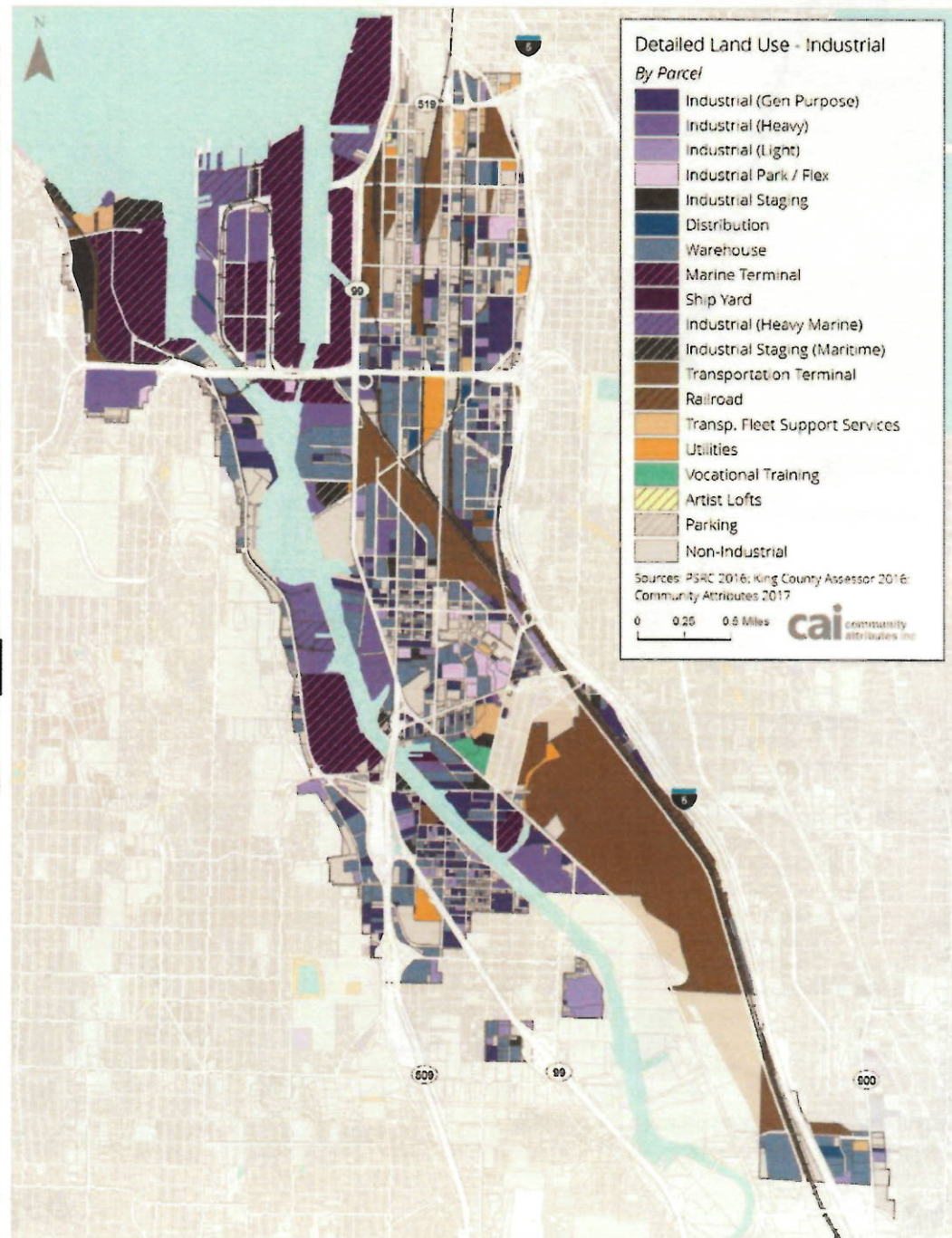
Excludes right of way and water parcels not in use by Ship Yards or Marine Terminals

Each industrial land use category is displayed by the share of total number of parcels and total acreage in the MIC.

Parcels used as transportation terminals, marine terminals and warehouses tend to be larger than parcels used for other industrial uses in the Duwamish MIC. Together, these parcels account for 51% of total land acreage in the MIC.

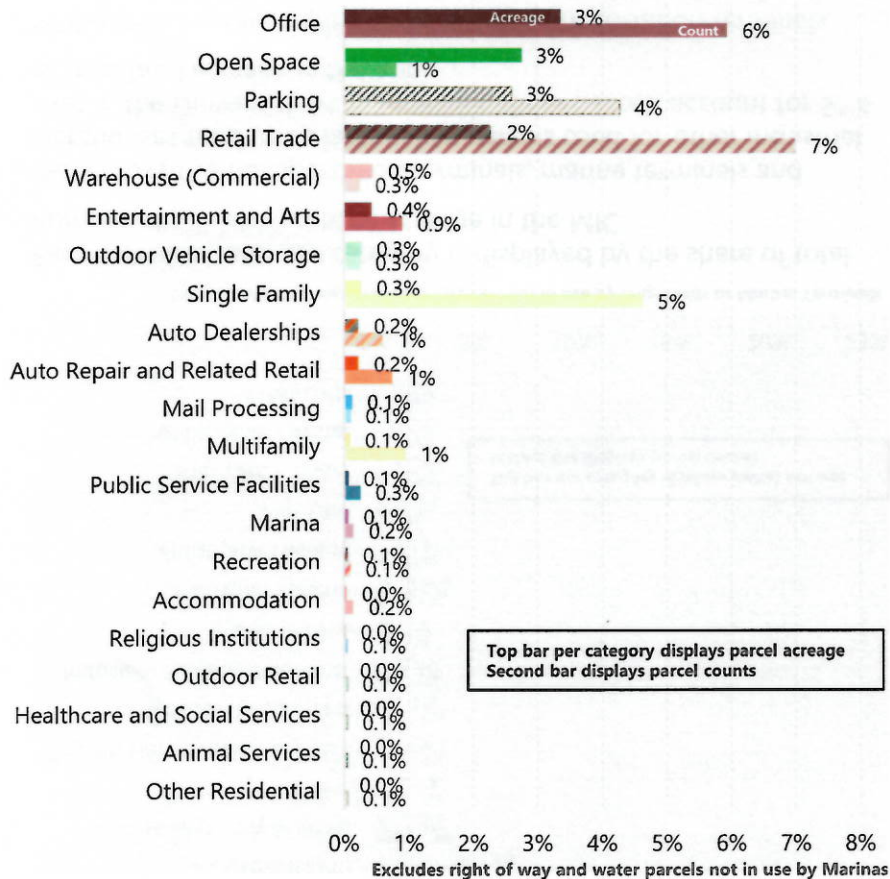
Without taking rail, marine terminals or transportation terminals into account, 47% of parcels are industrial and 42% of total acreage in the Duwamish is industrial. With those areas included, the industrial use covers 59% of parcels and 83% of total acreage.

November 2017



# Duwamish Non-Industrial Land Use

## Parcel Count and Acreage by Non-Industrial Land Use

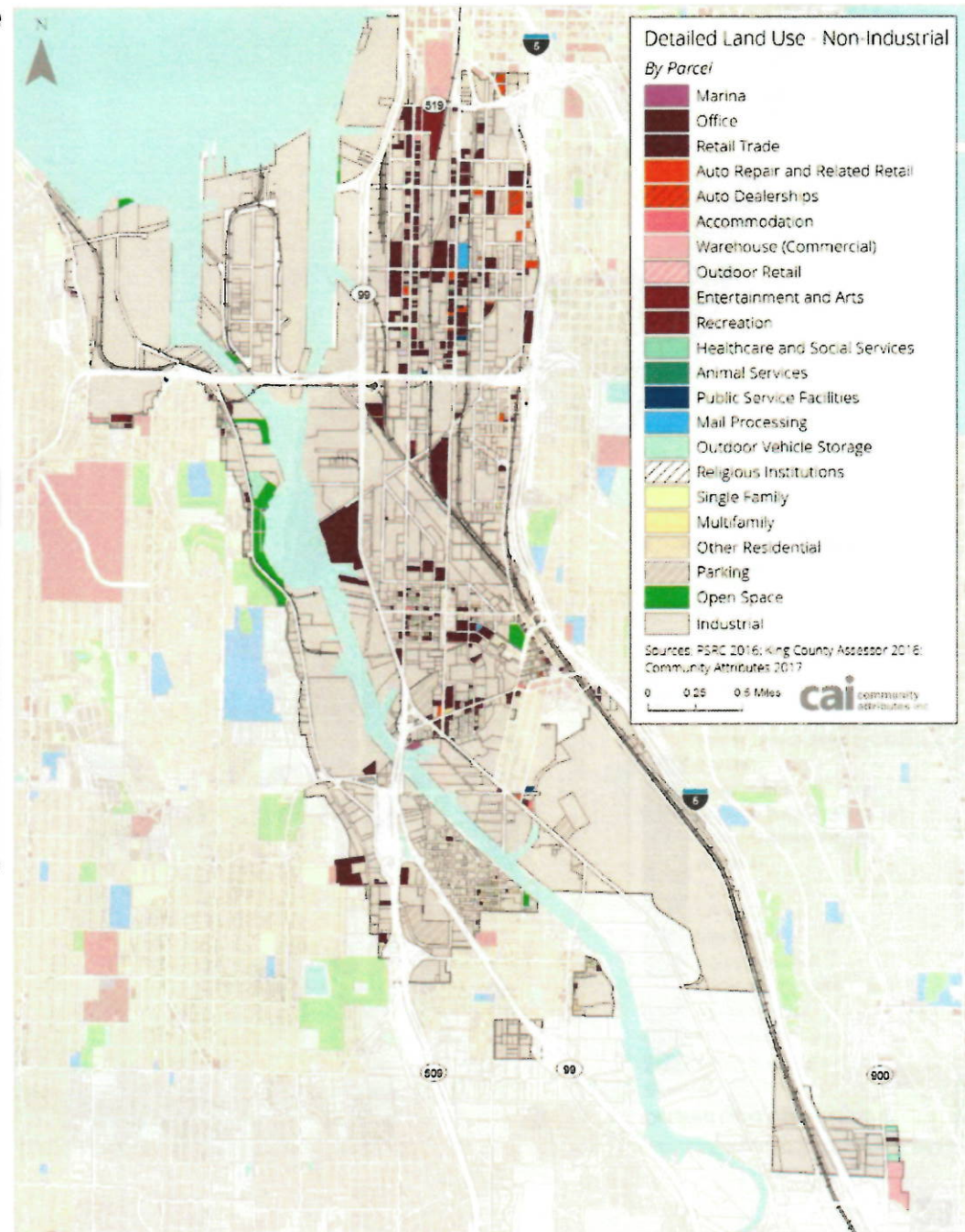


Each non-industrial land use category is displayed by the share of total number of parcels and total acreage in the MIC.

In the Duwamish MIC, the majority of non-industrial parcels are used for retail trade, office space or for single family residences.

Parcels used for single family residences are not very large (0.3% of total acreage), but they account for 5% of total parcels in the Duwamish MIC.

November 2017



# Duwamish Improvement Value

This map displays the improvement value per square foot of land. This is the ratio of the assessed value of improvements to the square footage of land. Typically high improvement values denote parcels used more intensively.

## Improvement Value per Square Foot

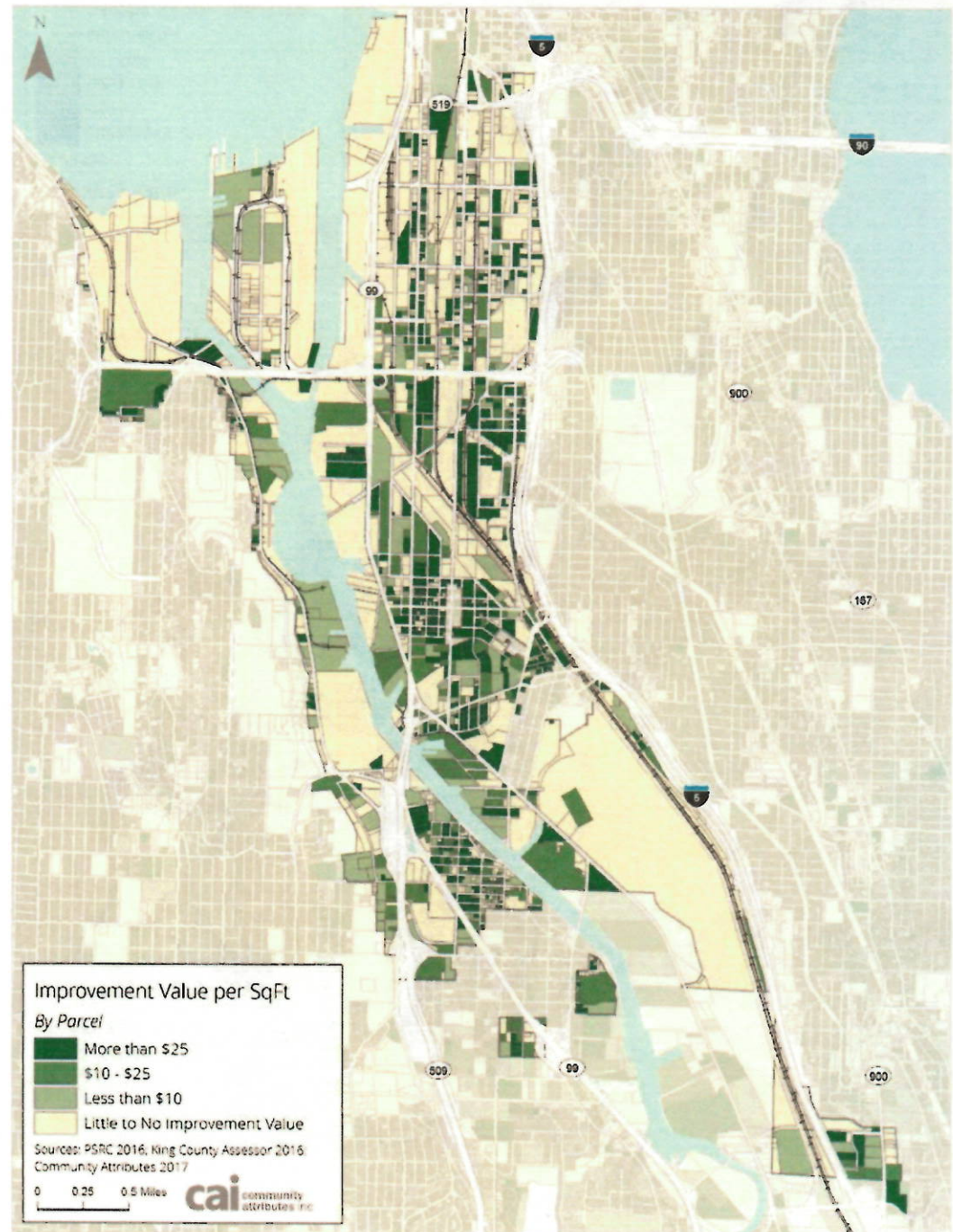
Impr. Value per SqFt	# of Parcels	Average
More than \$50	283	\$121
\$10 - \$50	577	\$28
Less than \$10	191	\$5
Little to No Impr. Value	938	\$0.01
<b>Total &amp; Average</b>	<b>1,989</b>	<b>\$39</b>

Little to no improvement value includes parcels with a total improvement value of \$1,000 or less, regardless of size.

## Industrial Improvement Value per Square Foot

Impr. Value per SqFt	# of Parcels	Average
More than \$50	154	\$87
\$10 - \$50	404	\$28
Less than \$10	145	\$5
Little to No Impr. Value	471	\$0.01
<b>Total &amp; Average</b>	<b>1,174</b>	<b>\$30</b>

Improvement value per square foot is an imperfect measure for industrial areas given the land consumptive nature of industrial uses and the relative age of buildings on these parcels. Land can be in productive industrial use even if the improvements on it are not significant. It is an industry-accepted metric, however, that can be useful to evaluate the use of non-industrial land.



# Duwamish Floor Area Ratio

## Floor Area Ratio (FAR)

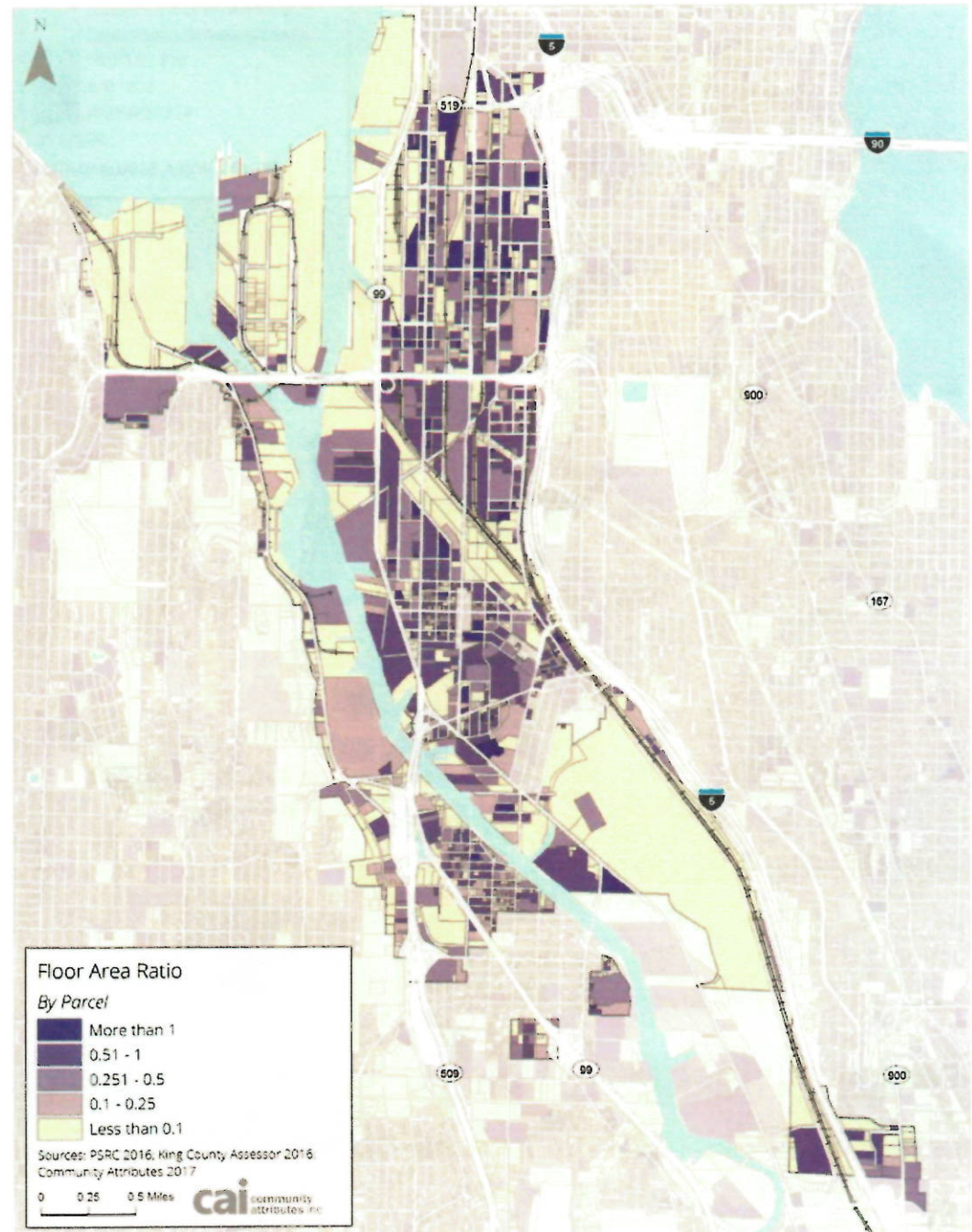
Floor area ratio is a means of relating the bulk of buildings to the acreage of land, and to other buildings in the vicinity. It is used as regulatory tool to establish an overall volume limit. It is calculated using simple formula – floor area divided by the lot area. The maximum allowable FAR for industrial zones (IG1 and IG2) in Seattle's MICs is 2.5.

As a bulk control, the floor area ratio is less useful in industrial areas than in other type of use districts given the wide variety of uses that are considered industrial. Many industrial operations, such as grain elevators, and railyards do not have floor areas as such.

FAR	# of Parcels	Average
More than 0.75	366	1.3
0.51 - 0.75	349	0.62
0.26 - 0.5	280	0.37
0.1 - 0.25	182	0.18
Less than 0.1	812	0.00
<b>Total &amp; Average</b>	<b>1,989</b>	<b>0.50</b>

Parcel Size	# of Parcels	Acres
More than 1 Acre	600	3,613
20,001 SqFt - 1 Acre	439	309
10,001 - 20,000	350	121
5,000 - 10,000	357	60
Less than 5,000 SqFt	243	16
<b>Total</b>	<b>1,989</b>	<b>4,119</b>

Bldg Size (sqft)	# of Parcels	SqFt
More than 20,000	475	42.5 M
10,001 - 20,000	272	3.9 M
5,001 - 10,000	197	1.4 M
1,000 - 5,000	236	672 K
Less than 1,000	809	44 K
<b>Total</b>	<b>1,989</b>	<b>48.5 M</b>



# Land Use Inventory Duwamish MIC

27

Industrial Land Use	Parcels		Lot Acres		Buildings	Building SqFt	Total Improvement Value	Avg Improvement Value per Land SqFt
	#	%	#	%				
Transportation Terminal	87	4%	880.2	21%	134	3,235,161	\$16,431,000	\$0.43
Marine Terminal	78	4%	662.8	16%	49	1,601,408	\$9,522,700	\$0.33
Warehouse	419	21%	575.4	14%	537	14,013,752	\$532,296,660	\$21.24
Industrial(Heavy)	49	2%	334.0	8%	172	4,604,287	\$155,396,000	\$10.68
Industrial(Gen Purpose)	235	12%	292.7	7%	377	4,909,619	\$189,502,200	\$14.86
Railroad	80	4%	144.6	4%	1	360	\$4,200	\$0.00
Industrial(Light)	97	5%	121.1	3%	135	2,332,225	\$108,031,700	\$20.47
Industrial (Heavy Marine)	13	0.7%	96.8	2%	41	660,801	\$9,107,000	\$2.16
Utilities	23	1%	50.0	1%	30	418,378	\$711,300	\$0.33
Transp. Fleet Support Services	15	0.8%	56.7	1%	26	386,637	\$726,000	\$0.29
Industrial Park / Flex	19	1.0%	56.2	1%	37	1,298,053	\$41,108,600	\$16.78
Industrial Staging (Maritime)	8	0.4%	50.6	1%	-	-	\$1,000	\$0.00
Distribution	15	0.8%	27.3	0.7%	20	547,678	\$8,124,100	\$6.82
Industrial Staging	18	0.9%	51.6	1.3%	-	-	\$83,200	\$0.04
Vocational Training	2	0.1%	13.3	0.3%	5	427,184	\$12,241,300	\$21.06
Ship Yard	6	0.3%	11.6	0.3%	3	65,909	\$7,374,200	\$14.60
Ship Yard - Water	6	0.3%	8.2	0.2%	-	-	\$228,000	\$0.64
Marine Terminal - Water	1	0.1%	2.1	0.0%	-	-	\$1,400,000	\$15.68
Artist Lofts	1	0.1%	1.1	0.0%	1	130,624	\$3,668,900	\$74.50
<b>Duwamish Total</b>	<b>1,996</b>		<b>4120.9</b>		<b>1,999</b>	<b>48,528,852</b>	<b>\$2,194,145,570</b>	<b>\$12.22</b>

November 2017

# Land Use Inventory Duwamish MIC

28

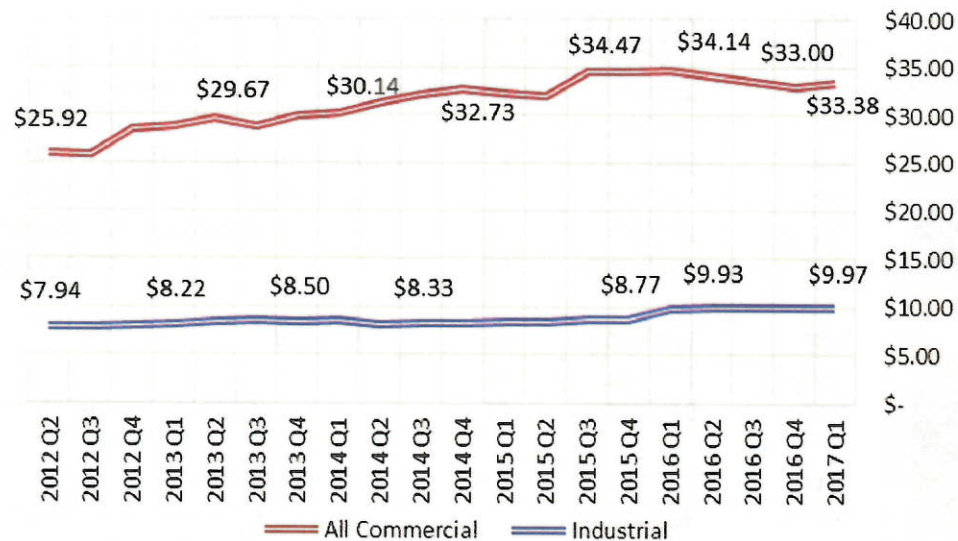
Non-Industrial Land Use	Parcels		Lot Acres		Buildings	Building SqFt	Total Improvement Value	Avg Improvement Value per Land SqFt
	#	%	#	%				
Office	120	6%	138.2	3%	148	6,261,806	\$341,457,910	\$56.73
Open Space	17	1%	113.2	3%	-	-	\$0	\$0.00
Parking	83	4%	104.4	3%	4	809,730	\$15,682,400	\$3.45
Retail Trade	141	7%	95.3	2%	156	2,598,759	\$93,745,000	\$22.58
Warehouse (Commercial)	5	0.3%	18.6	0.5%	29	489,568	\$26,651,800	\$32.81
Entertainment and Arts	18	1%	17.7	0.4%	16	1,884,078	\$484,634,200	\$626.98
Outdoor Vehicle Storage	5	0.3%	11.2	0.3%	2	41,389	\$3,124,300	\$6.41
Single Family	93	5%	11.3	0.3%	8	112,244	\$9,692,800	\$19.76
Auto Dealerships	12	1%	9.6	0.2%	7	685,358	\$89,726,000	\$214.95
Auto Repair and Related Retail	15	1%	9.5	0.2%	21	192,364	\$4,599,900	\$11.12
Mail Processing	2	0.1%	5.2	0.1%	4	424,608	\$424,800	\$1.87
Multifamily	19	1%	3.7	0.1%	11	171,858	\$7,519,900	\$46.27
Public Service Facilities	5	0.3%	2.9	0.1%	5	46,295	\$1,770,800	\$14.05
Marina	3	0.2%	2.7	0.1%	1	2,520	\$195,200	\$1.63
Recreation	2	0.1%	2.5	0.1%	2	79,855	\$12,473,700	\$115.44
Accommodation	3	0%	1.7	0.0%	9	40,539	\$3,847,500	\$51.45
Religious Institutions	1	0.1%	1.0	0.0%	1	2,820	\$0	\$0.00
Outdoor Retail	1	0.1%	0.6	0.0%	-	-	\$0	\$0.00
Healthcare and Social Services	1	0.1%	0.5	0.0%	1	19,620	\$1,344,400	\$58.23
Animal Services	1	0.1%	0.2	0.0%	1	10,044	\$441,900	\$49.10
Other Residential	1	0.1%	0.1	0.0%	2	11,385	\$607,000	\$102.27
<b>Duwamish Total</b>	<b>1,996</b>		<b>4120.9</b>		<b>1,999</b>	<b>48,528,852</b>	<b>\$2,194,145,570</b>	<b>\$12.22</b>

November 2017

# Industrial Real Estate Market, Duwamish MIC

29

**Rents, Duwamish MIC, 2012-2017**



Source: CoStar, 2017

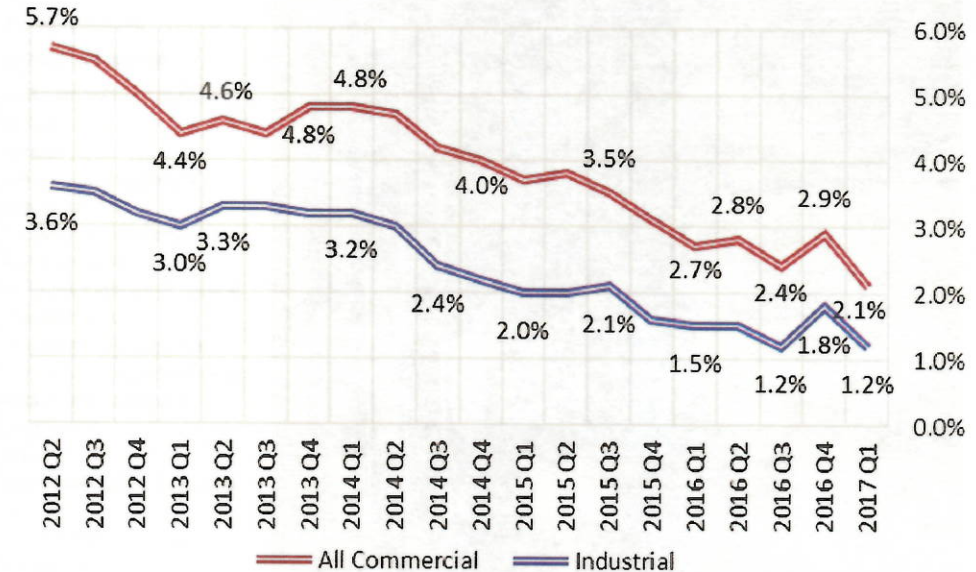
Note: "2017 Q1" covers January 1 – February 2, 2017

These exhibits compare average vacancy rates and rental rates for Duwamish MIC industrial and commercial properties over the last five years, using data from CoStar.

As shown, the value of rent for commercial space has risen steadily over the period from 2012 to 2017, with a slight dip in the past year. Commercial rent values reached a peak of around \$34.50 in the third quarter of 2015, which represents an increase of 33% from the beginning of 2012.

The value of rent for industrial space has seen a slower increase from \$7.94 in Q2 of 2012 to \$9.93 at the beginning of 2016 and has been mostly flat through 2016.

**Vacancy, Duwamish MIC, 2012-2017**



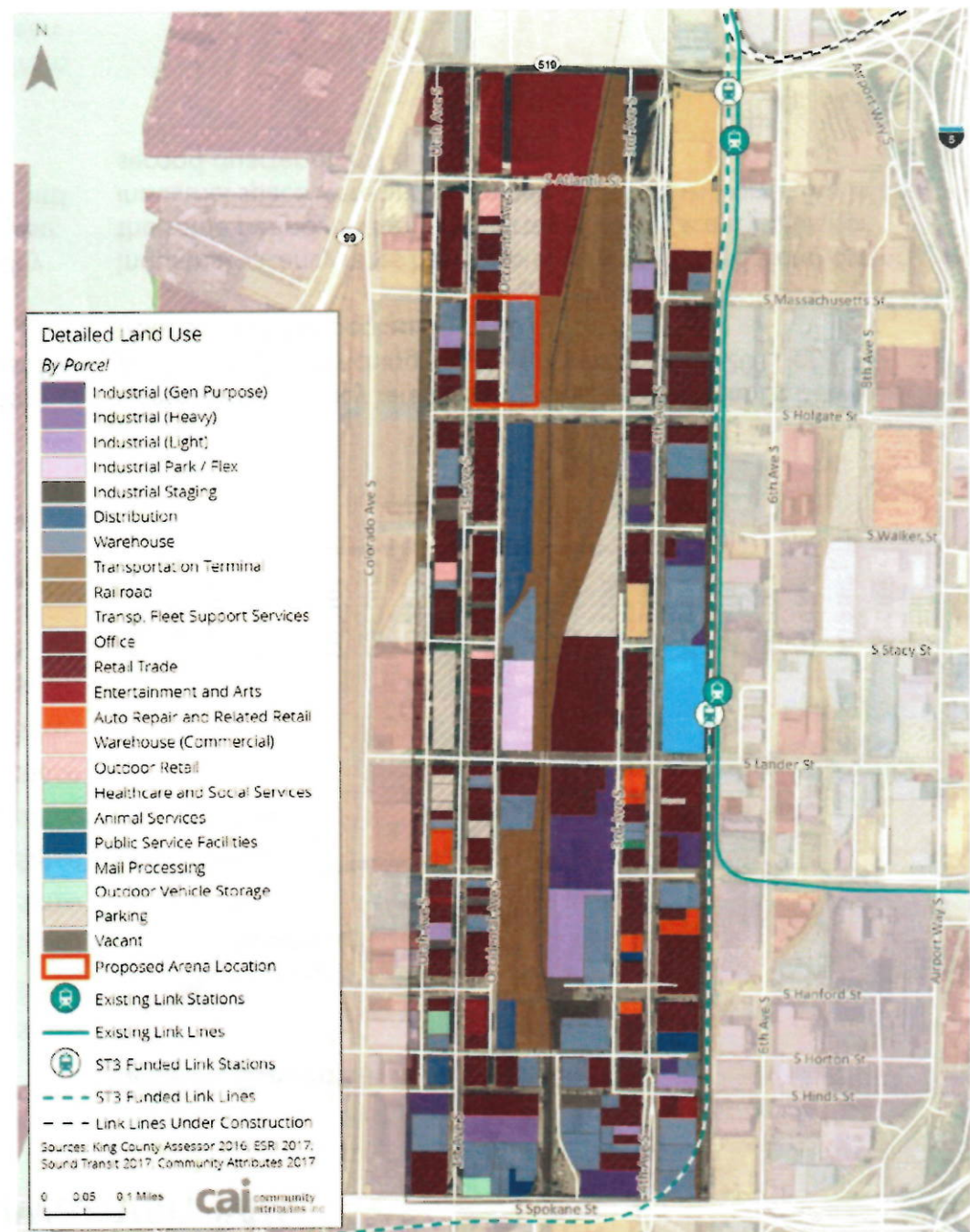
Commercial vacancy rates have decreased significantly between 2012 and 2017, reaching the lowest rate in Q1 of 2017 of 2.1% from 5.7% at the beginning of 2012.

Industrial vacancy rates have also seen a downward trend during the same period. In the first quarter of 2017 vacancy rates for industrial space were approximately 1.2%, down from 3.6% in the second quarter of 2012.

# SoDo Neighborhood Notable Mixed Use Area

This area within SoDo stands out with more space converted in commercial uses than elsewhere in the City (see area shown in map). In this particular area of SoDo, the predominant use is the railroad switching yards. Rail terminal uses alone utilize 20% of the space in this area. Of the parcels that remain, excluding parcels that are either vacant or surface parking only, 69% (142 parcels) are for commercial and retail use (57% of land area), and 31% (65 parcels, 43% of land) are industrial in nature.

Detailed Land Use	Parcels	Land SqFt	% SqFt of All Uses
Retail Trade	83	1,850,166	18%
Office	30	1,067,710	11%
Entertainment and Arts	13	715,281	7%
Public Service Facilities	4	261,436	3%
Auto Repair and Related Retail	6	136,612	1%
Warehouse (Commercial)	2	26,760	0.3%
Outdoor Vehicle Storage & Retail	2	46,535	0.5%
Healthcare & Animal Services	2	32,088	0.3%
<b>Non-Industrial Uses</b>	<b>142</b>	<b>4,136,588</b>	<b>41%</b>
Transportation Terminal	12	2,018,425	20%
Railroad	4	38,050	0.4%
<b>Rail Uses</b>	<b>16</b>	<b>2,056,475</b>	<b>20%</b>
Warehouse	40	1,454,767	14%
Industrial(Gen Purpose)	9	497,656	5%
Transp. Fleet Support Services	2	421,840	4%
Industrial(Light) & Industrial Parks	8	385,979	4%
Distribution	4	284,680	3%
Industrial(Heavy)	1	88,920	0.9%
Industrial Staging	1	49,070	0.5%
<b>Industrial Uses</b>	<b>65</b>	<b>3,182,912</b>	<b>32%</b>
Parking	13	528,640	5%
Vacant	15	173,073	2%
<b>Other Uses</b>	<b>28</b>	<b>701,713</b>	<b>7%</b>



# Georgetown Neighborhood Notable Mixed Use Area

31

This area in Georgetown is predominantly industrial when comparing total square footage, but the number of non-industrial parcels is slightly higher (see area shown in map). Two sections within the highlighted area are considered outside of the MIC. The summary table below includes those areas, which are a majority residential. The amount of land used by warehouses is slightly higher than all non-industrial uses combined. The diversity of land uses in the area also stands out, both in industrial and non-industrial parcels.

Detailed Land Use	Parcels	Site SqFt	% SqFt of All Uses
Warehouse	100	2,987,898	28%
Industrial Park / Flex	13	1,536,593	14%
Industrial(Gen Purpose)	54	1,447,179	13%
Transportation Fleet Support Services	3	654,288	6%
Industrial Staging	6	326,765	3%
Industrial(Light)	6	211,943	2%
Industrial(Heavy)	4	152,390	1%
Railroad	1	1,011	1%
<b>Industrial Uses</b>	<b>187</b>	<b>7,318,067</b>	<b>67%</b>
Retail Trade	39	809,562	7%
Office	40	776,952	7%
Residential	99	452,357	4%
Open Space	1	223,500	2%
Accommodation	6	102,143	1%
Auto Repair and Related Retail	2	41,832	0%
Mail Processing	1	28,168	0%
Auto Dealerships	1	16,800	0%
Other Services	1	11,982	0%
Entertainment and Arts	2	7,568	0%
<b>Non-Industrial Uses</b>	<b>192</b>	<b>2,470,864</b>	<b>23%</b>
Parking	17	852,380	8%
Vacant	28	203,094	2%
<b>Other Uses</b>	<b>45</b>	<b>1,055,474</b>	<b>10%</b>



November 2017

# Marijuana Processors and Retailers

Due to laws that dictate where marijuana related businesses can be located, many end up in industrial areas. Within Seattle's MICs, the largest concentration of marijuana processors and retailers is found in the SoDo neighborhood. Very few are within the BINMIC boundary compared to those present in the Duwamish.

Marijuana related businesses within the Seattle MICs share parcels with both industrial and non-industrial uses as detailed below.

Detailed Land Use	Acres	% of Acreage
Industrial(Light)	6.2	29%
Retail Trade	6.3	29%
Warehouse	3.4	16%
Office	2.5	11%
Distribution	1.2	5%
Entertainment and Arts	0.8	4%
Industrial(Gen Purpose)	0.8	4%
Industrial Flex	0.6	3%
<b>General Land Use</b>		
Industrial	12.3	56%
Non-Industrial	9.7	44%
<b>Total Marijuana Related Activity</b>	<b>21.9</b>	

